

purposes herein set forth.

IN WITNESS WHEREOF, I have herunto set my hand and official seal the day and year last above written.

My commission expires Feby 24, 1923 (SEAL) Font L. Allen, Notary public

Filed for record in Tulsa County, Tulsa Oklahoma, Oct 19, 1922 at 9:30 o'clock A. M. in Book 427, page 86

By F. Delman, Deputy (SEAL) O. D. Lawson, County Clerk

211578 C. J. CONTRACT FOR THE SALE OF REAL ESTATE.

THIS CONTRACT was made and entered into this 18th day of October, A. D. 1922, by and between George E. Turner ( a single man ) of Tulsa, Oklahoma, and the party of the first part, and Miller J. Cowan, of Tulsa, Oklahoma, the party of the second part:

WITNESSETH: That the party of the first part in consideration of the sum of \$1900.00, nineteen Hundred Dollars to be paid to the party of the first part as hereinafter set out; \$50.00, Fifty Dollars to be paid in cash at the time of this agreement, the receipt of which is hereby acknowledged, and the further sum of \$1850.00 Eighteen Hundred & fifty Dollars and the covenants, payments and agreements hereinafter contained, the party of the first part does hereby agree to sell to the said party of the second part the following described property situated in the city of Tulsa, County of Tulsa, State of Oklahoma, and described as follows, to-wit:

Lot Thirteen (13) Block One (1) Federal Heights Subdivision of part of Lots 2 and 3 of Section 4, Township 19 North, Range 13 East, in Tulsa County, Oklahoma, according to the recorded plat thereof.

Said additional sum of \$1850.00 Eighteen hundred fifty Dollars to be paid as follows;

The sum \$35.00 Thirty Five Dollars to be paid on or before Nov 18th, 1922, and the sum of \$35.00 Thirty Five Dollars or more on or before the 18th day of each and every month thereafter until the entire sum of \$1850.00 Eighteen Hundred & Fifty Dollars is paid in full.

With interest from date hereof, on unpaid balances at the rate of eight per cent per annum, payable monthly, and to be included in said Thirty five dollar mnthly payments. In other words said Thirty five Dollars monthly payment shall be used first in the payment of interest due, at time of said payment, and remainder to be applied upon principal sum.

Provided always, that this agreement, and any of the covenants herein contained, are subject to the conditions and reservations binding upon the parties, their heirs, or assigns, that in no event shall the second party, his heirs or assigns, sell, assign, transfer or convey any portion of the above described property to any person of African blood.

In the event of the party of the second part failing to keep this condition, the party of the first part is relieved from all obligations under this contract, and may consider the payments made as rentals, and is entitled to possession of the property.

And the party of the second part, in consideration of the premises, hereby agrees to pay all taxes and assessments accruing hereafter when due, that may be levied against said property, and will not at any time allow any taxes or assessments against said property, during the existence of this agreement, to become delinquent.

It is further understood and agreed that the party of the second part agrees to keep property herein mentioned insured in the sum of seven hundred dollars (\$700.00) or more, with loss clause payable to the party of the first part as his interest may